

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

APRIL 25, 2001

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **CPA 2000-0006/RZ 2000-0008 - 13675 NW CORNELL COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE**

This proposal is to amend the Comprehensive Plan and Zoning Maps to add a recently annexed parcel and to designate it as Town Center on the Comprehensive Plan Map and Town Center Multiple Use on the Zoning Map in place of the current Washington County designation of Transit Oriented Retail Commercial. The parcel is located at 13675 NW Cornell Road and is approximately 0.5 acres in size. Tax Lots 08800; Map 1N1 33BD.

2. **CPA 2001-0004/RZ 2001-0004 - PETERKORT VILLAGE/VENTURE PROPERTIES INC COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE**

This proposal is to amend the Comprehensive Plan and Zoning Maps to add recently annexed property and to designate it Urban Medium Density Residential on the Comprehensive Plan Map and R-2 and R-4 on the Zoning Map in place of the current Washington County designations of Transit Oriented (T.O.) Residential - 9-12 units per acre, (T.O.) R-12-18 units per acre, (T.O.) R- 24-40 units per acre. The property is located east of SW Cedar Hills Blvd and north of SW Celeste Lane and is approximately 20 acres in size. Tax Lot 00100; Map 1S1 03AA.

3. **CPA 2001-0008/RZ 2001-0008 1275 SW 158TH AVENUE COMPREHENSIVE PLAN MAP AMENDMENT AND REZONE**

This proposal is to amend the Comprehensive Plan and Zoning Maps to add a recently annexed parcel and to designate it Station Community on the Comprehensive Plan Map and Station Community – Multiple Use on the Zoning Map in place of the current Washington County designation of Transit Oriented Business. The parcel is located at 1275 SW 158th Avenue and is approximately 0.4 acres in size. Tax Lots 00800; Map 1S1 05CB.

4. SPRINT CELL TOWER AT JENKINS & MURRAY

The following land use application has been submitted for the placement of a telecommunication facility consisting of six panel antennas placed atop a 76-foot monopole with lightning rod extension for an overall height of 80 feet. In addition, the applicant proposes to place seven equipment cabinets at grade below the monopole. The proposed monopole and related equipment would be enclosed by a six-foot chain-link fence. The site proposed for placement of the facility is generally located at the southeast corner of SW Jenkins Road and SW Murray Boulevard. The site can be specifically identified as Tax Lot 1700 on Washington County Tax Map 1S1-09BB and is addressed at 14480 SW Jenkins Road. The site is zoned Campus Industrial (CI) and is approximately 0.74 acres in size. Within the CI zone, facilities related to utility distribution are permitted with Conditional Use approval.

CUP2001-0001: Conditional Use Permit For Use

Request for Planning Commission approval of a Conditional Use Permit (CUP) for the proposed telecommunication facility. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

5. CUP2001-0005: SEXTON MOUNTAIN VILLAGE PUD; MODIFICATION OF CONDITIONS OF APPROVAL

The application has been submitted for a modification to the previously approved Conditional Use Permit application. The applicant specifically requests to eliminate Condition of Approval #4, which makes the approval contingent on the approval of the Haggen Rezone and the Sexton Place Townhome Rezone applications (RZ2000-0002 and RZ2000-0003) which have been approved by the City. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.3.B.4.C. of the Development Code. The development proposal is located west of SW Murray Boulevard and north of SW Beard Road; Washington County Assessor's Map 1S1-29D, on Tax Lots 100 and 200. The site is zoned Urban Medium Density (R-2) and Community Service (CS) and is approximately a total of 17.5 acres in size.

6. RZ2001-0009: SEXTON PLACE REZONE; MODIFICATION OF CONDITIONS OF APPROVAL

Request for Planning Commission approval of a Zone Change application for a modification to the previously approved application. The applicant requests to eliminate Condition of Approval #4, which makes the approval contingent on the approval of the Beard Court and Haggen Rezone applications (RZ2000-0001 and RZ2000-0002) which have been approved by the City. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.90.15.C. of the Development Code. The development proposal is located west of SW Murray Boulevard and north of SW Beard Road; Washington County Assessor's Map 1S1-29D, on Tax Lots 100 and 200. The site is zoned Urban Medium Density (R-2) and is approximately 7.5 acres in size.

7. RZ2001-0010: BEARD COURT REZONE; MODIFICATION OF CONDITIONS OF APPROVAL

Request for Planning Commission approval of a Zone Change application for a modification to the previously approved application. The applicant requests to eliminate Condition of Approval #4, which makes the approval contingent on the approval of the Sexton Place and Haggen Rezone applications (RZ2000-0003 and RZ2000-0002) which have been approved by the City. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.90.15.C. of the Development Code. The development proposal is located east of SW 155th Avenue and north of SW Beard Road; Washington County Assessor's Map 1S1-29DB, on Tax Lots 101, 300, 400, and 500. The site is zoned Urban Standard Density Residential (R-5) and is approximately a total of 10.33 acres in size.

WORK SESSION

TREE INVENTORY SIGNIFICANCE WEIGHTING

APPROVAL OF MINUTES FOR MARCH 28, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.